

# Fort Trumbull

## Parcels 2A, 2B, 2C, 3B

### RCDA- Proposal update

New London, CT  
**April 18, 2019**

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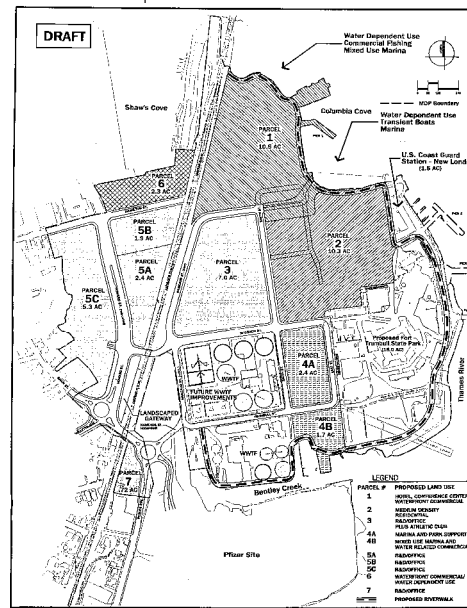
# LOOKING BACK

A timeline of the Fort Trumbull residential site



Source: Google Earth

**1996**  
Naval Warfare  
Center Closure



Source: Fort Trumbull Municipal  
Development Plan

**2000**  
Fort Trumbull Municipal  
Development Plan



Source: Christopher Capozziello for  
The New York Times

**2005**  
Kelo Ruling



Source: Aboutweston.com  
(original source uncited)

**2007**  
Corcoran Jennison  
Proposal



Source: Fort Trumbull  
Yale Urban Design Study

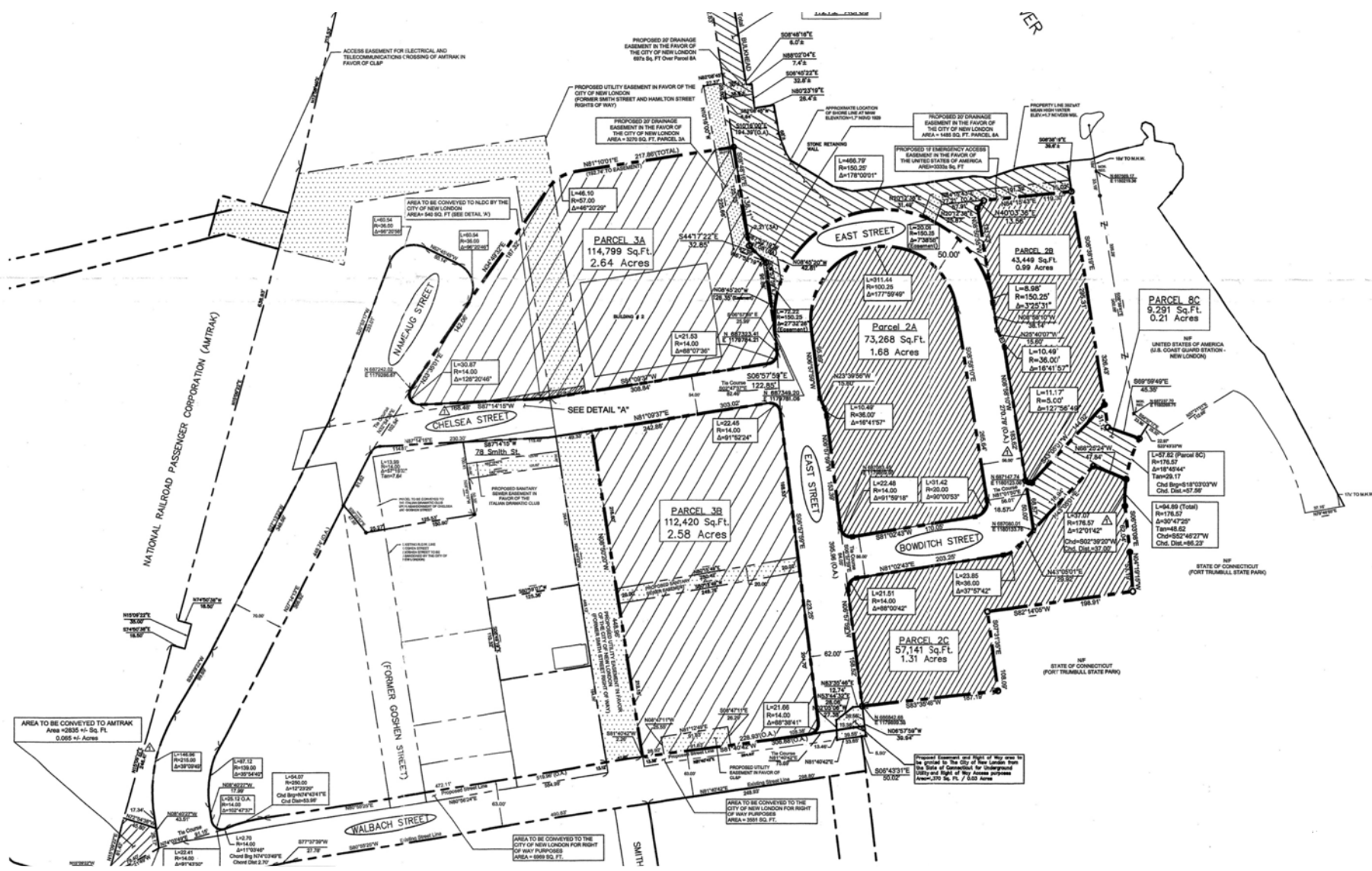
**2011**  
River Bank Village  
on the Thames

**Fort Trumbull  
Yale Urban Design  
Study**



# SITE SURVEY

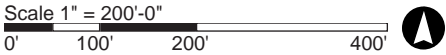
Existing boundaries of Parcels 2A, 2B, 2C, and 3B



| PARCEL | AREA (acres) | PURPOSE               |
|--------|--------------|-----------------------|
| 2A     | 1.68 ac      | RESIDENTIAL           |
| 2B     | 0.99 ac      | RESIDENTIAL           |
| 2C     | 1.31 ac      | RESIDENTIAL           |
| 3A     | 2.64 ac      | COMMERCIAL            |
| 3B     | 2.58 ac      | COMMERCIAL            |
| 8A     | 1.21+- ac    | RIVERWALK             |
| 8B     | 0.3+- ac     | RIVERWALK             |
| 8C     | 0.21 ac      | ACCESS TO COAST GUARD |

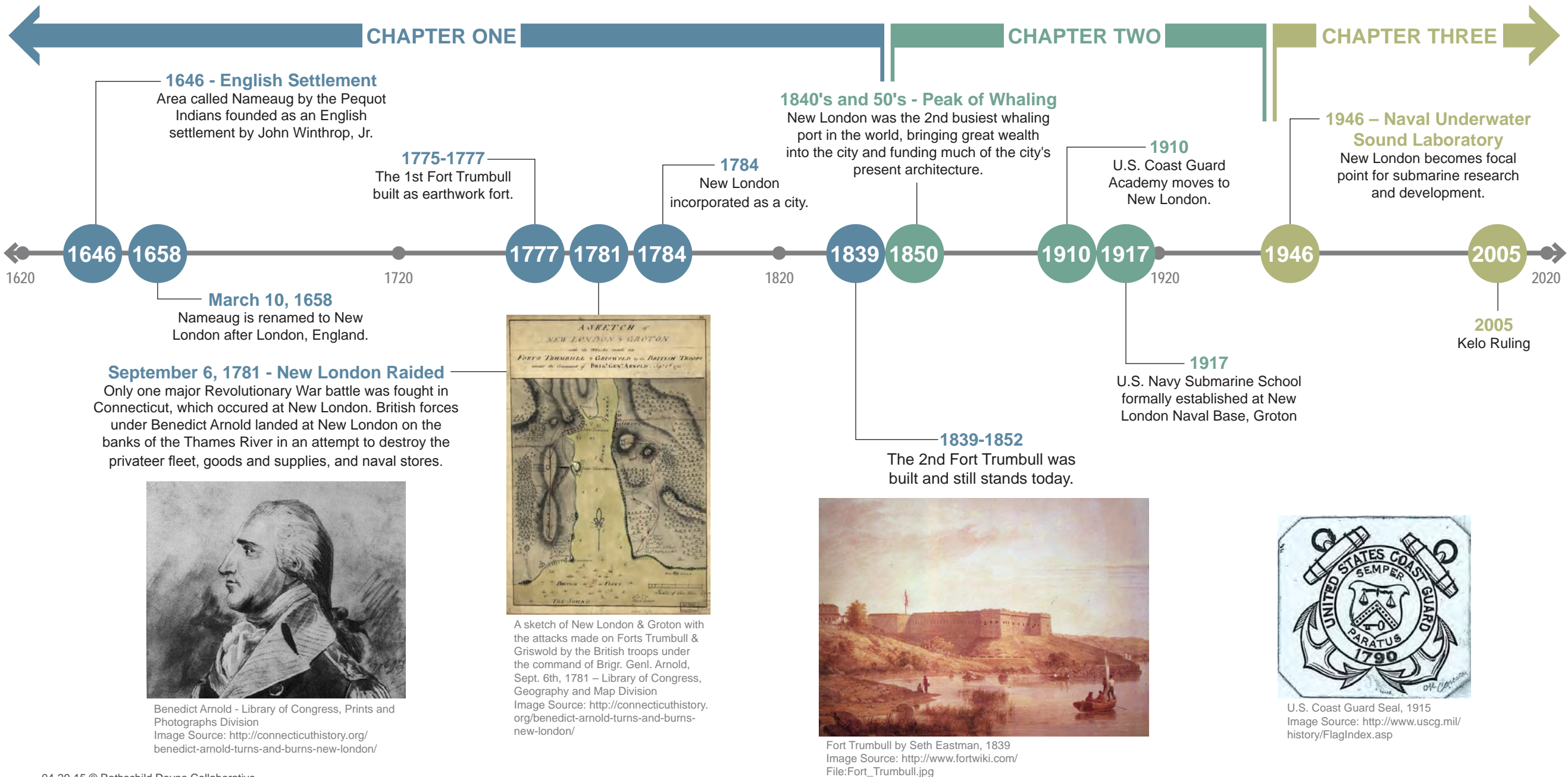
- Notes:
- This map and survey have been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300a-1 through 20-300a-20 and "The Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors on September 26, 1996.
  - The type of survey performed and the mapped features depicted hereon are in accordance with the requirements of a Property Boundary Survey.
  - The boundary determination / opinion is based upon an Original Survey, in that the base information for the creation of the individual parcels is derived from Perimeter Surveys of the subject blocks. Property Boundary surveys of the individual parcels were not undertaken. Field determination of the Mean High Water Line was completed by Diversified Technology Consultants in 2003.
  - This map conforms to Class A-2 horizontal accuracy standard and is based upon the Connecticut State Coordinate System N.A.D. 1983 derived from horizontal control set by Dicesare-Bentley Engineers, Inc. for the improvements to the Pfizer Corporation site. (See Note 6A)
  - The location of all underground utilities, depicted hereon, are approximate and are based upon limited field location of visible surficial utility structures only i.e. catch basins, manholes, gates etc., and limited compiled data from the respective utility companies and governmental agencies. All contractors are required to contact CALL BEFORE YOU DIG @ 1-800-922-4455 for location and or mark out of any utility prior to any excavation or construction procedure.
  - Reference is hereby made to the following maps:
    - A. "Property Survey Property of New London and Martin J. O'Meara Jr. Prepared for PFIZER Inc. Pequot Avenue And Trumbull Street New London, Connecticut" scale 1"=80' dated April 23, 1998 and prepared by Dicesare-Bentley Engineers, Inc.
    - B. "Division Map And Declaration Of Environmental Land Use Restriction Within Naval Underwater Warfare Center Parcel E Upon Land Of The United States Of America Prepared For The New London Development Corporation Smith Street & Walbach Street New London, Connecticut" scale 1"=100' dated September 12, 2002 and prepared by Stein Survey.
    - C. "Map Showing Property Of The National Railroad Passenger Corp. To Be Conveyed To New London Development Corp. New London, CT Construction Documents Property North Of Walbach Street" scale 1"=60' dated October 11, 2001 prepared by Diversified Technology Consultants.
    - D. "Fort Trumbull Municipal Development Project New London, CT Survey Documents Boundary Map Parcel 1 & 3" scale 1"=60' dated September 18, 2001 prepared by Diversified Technology Consultants.
    - E. "Acquisition and Disposition Map Fort Trumbull Municipal Development Project New London, CT Original Survey Parcel 1, Hamilton Street, Smith Street And Nameous Street Extension" scale 1"=60' dated June 27, 2002 prepared by Diversified Technology Consultants.
  - The majority of the horizontal control as well as the property/boundary evidence has been disturbed during the construction phase of this project.

Survey prepared by Diversified Technology Consultants, 556 Washington Avenue, North Haven, CT 06473 - Phase IIA Disposition Map dated August 11, 2004



# TIMES OF THE THAMES

A timeline of New London, CT



Benedict Arnold - Library of Congress, Prints and Photographs Division  
Image Source: <http://connecticuthistory.org/benedict-arnold-turns-and-burns-new-london/>



A sketch of New London & Groton with the attacks made on Forts Trumbull & Griswold by the British troops under the command of Brig. Genl. Arnold, Sept. 6th, 1781 – Library of Congress, Geography and Map Division  
Image Source: <http://connecticuthistory.org/benedict-arnold-turns-and-burns-new-london/>



Fort Trumbull by Seth Eastman, 1839  
Image Source: [http://www.fortwiki.com/File:Fort\\_Trumbull.jpg](http://www.fortwiki.com/File:Fort_Trumbull.jpg)



U.S. Coast Guard Seal, 1915  
Image Source: <http://www.uscg.mil/history/FlagIndex.asp>



# CH 1: BUILT TO LAST

The architecture of Fort Trumbull



VISITORS CENTER

TOP FLOOR is an addition with modern materials



FORT TRUMBULL

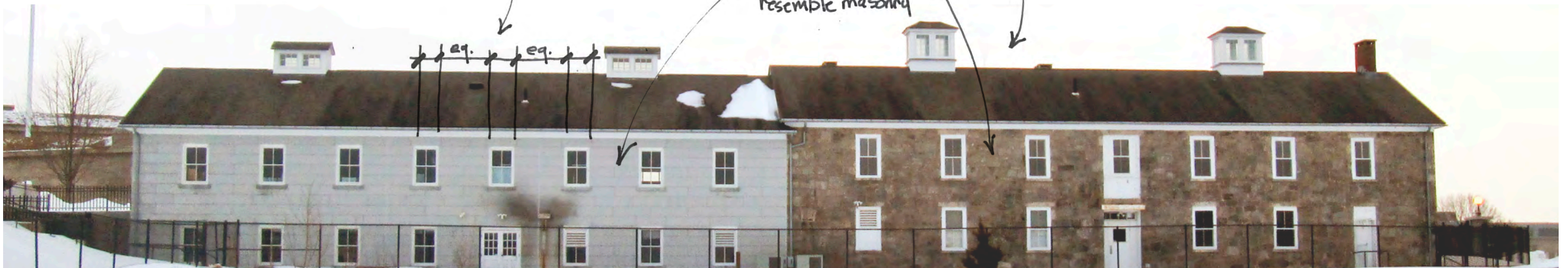
- Walls were BUILT TO LAST!
- Thick, heavy MASONRY WALLS (Granite)
- Windows are VERTICAL PUNCHED OPENINGS

Long HORIZONTAL MASSES

Emphasis on CORNER MASSES allowed for more expansive views (4 line of fire)

Bunkhouses are SIMPLE, PLANAR, with EVENLY SPACED windows.

stone MASONRY siding shaped to resemble masonry



Larger openings at CENTER alludes to historical Colonial style

FORT TRUMBULL CONFERENCE CENTER



# CH 2: CREATING ARCHITECTURAL ICONS

Precedent buildings in New London: Historic, Renovations, and Local Icons

Seal of New London  
The 'Whaling City'  
*Mare Liberum*  
(The Freedom of the Seas)



Fort Trumbull Barracks Buildings

1870



Crocker House Building

1872



Corner of State and Bank Street



New London Union Station

1888



Historic Monte Cristo Cottage

1888



New London Public Library

1892



New London Ledge Lighthouse

1909



The Mohican Building

1896



# CH 2: POSTCARDS FROM DOWNTOWN

Picking up on cues from Downtown New London



CROCKER HOUSE (1872)

ENTRY is announced through special form

The most PUBLIC FACADE is the one facing north. Its very visible from across the cove



VIEW FROM DOWNTOWN  
(Google Earth image)

MASONRY DETAILING will be very expensive to replicate

Ground floor is very PUBLIC by using high TRANSPARENCY columns

Distinct COLOR at ground floor sets it off & makes it special



# CH 3: THAMES-ING THE RIVER

Understanding the wharf through the Electric Boat facilities



View of New London from Electric Boat's Groton location

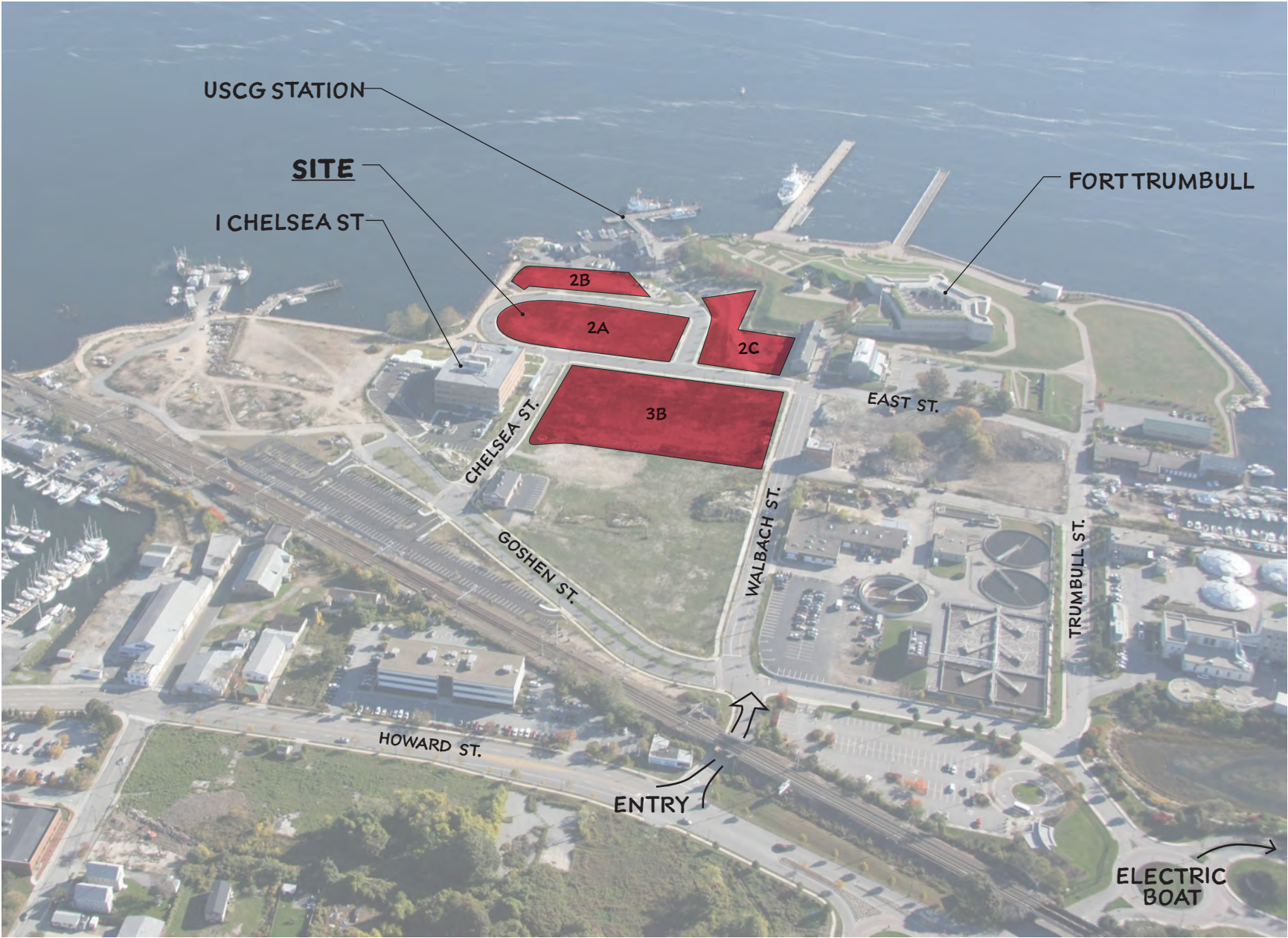


View of General Dynamics' Electric Boat facilities in Groton



# ZOOMING OUT

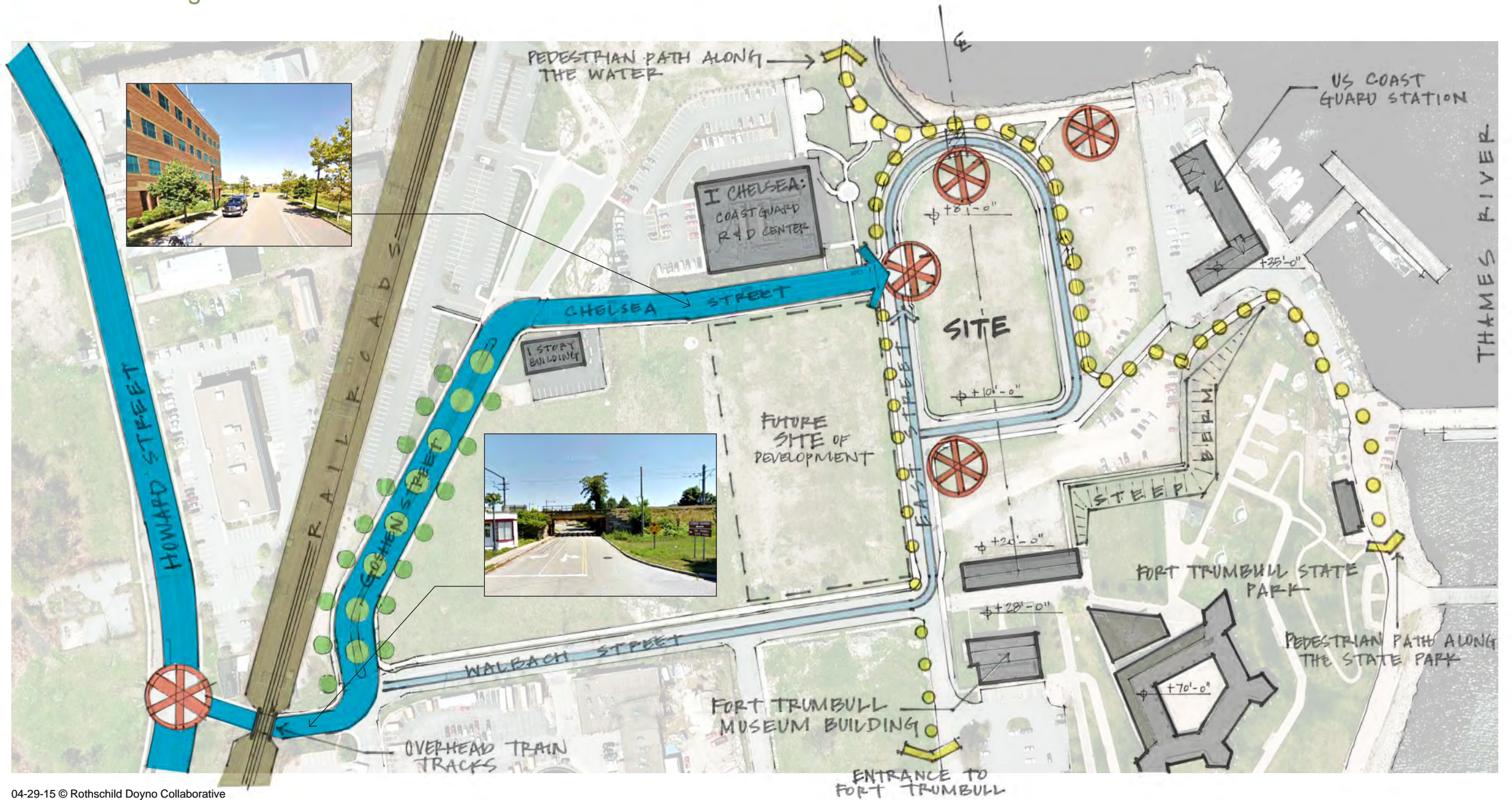
Understanding the larger context of the site





# SITE FORCES

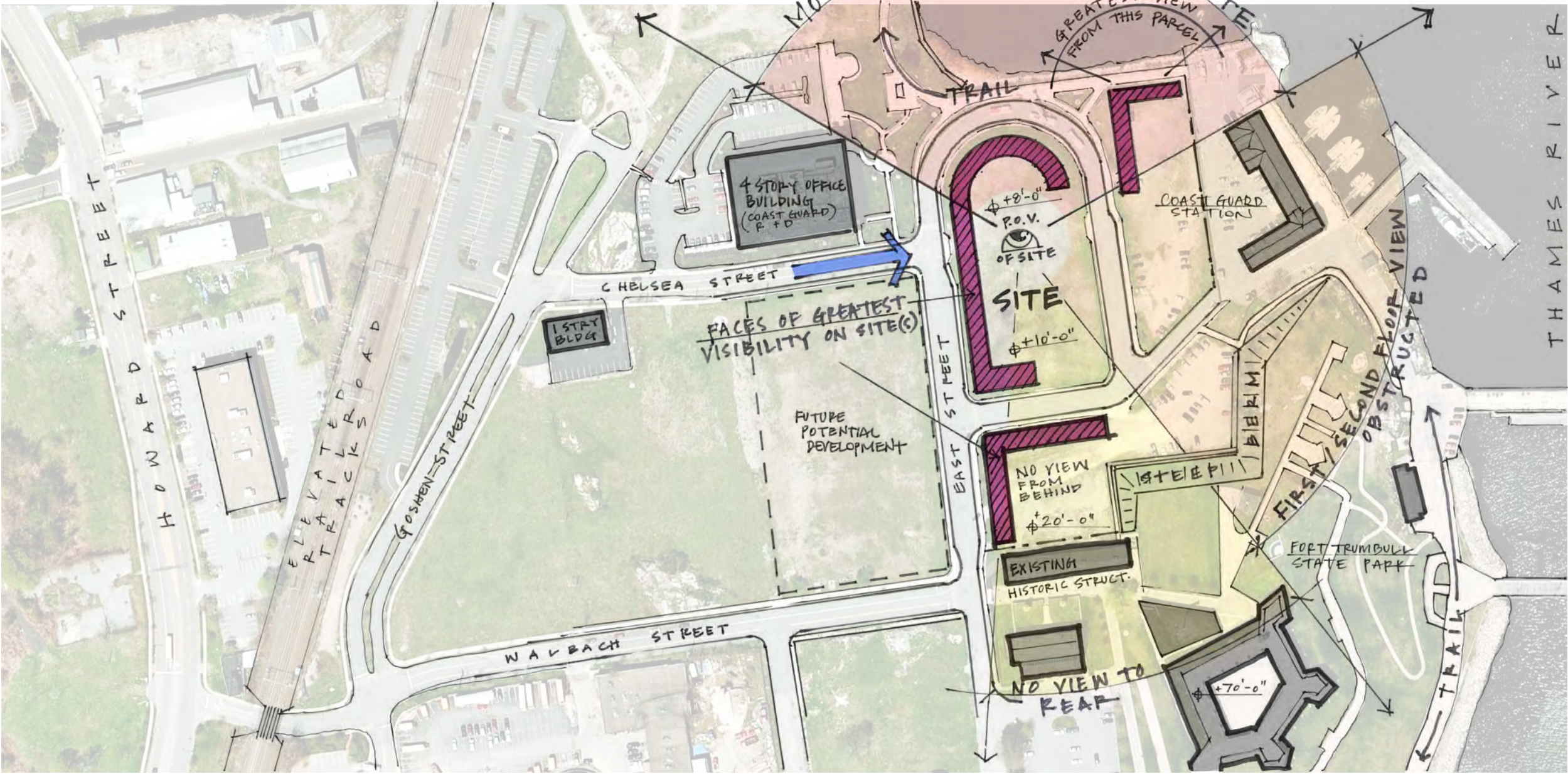
## Understanding the external influences around the site





# "SIGHT" FORCES

Understanding the visual influences and issues across the site





# HEIGHT FORCES

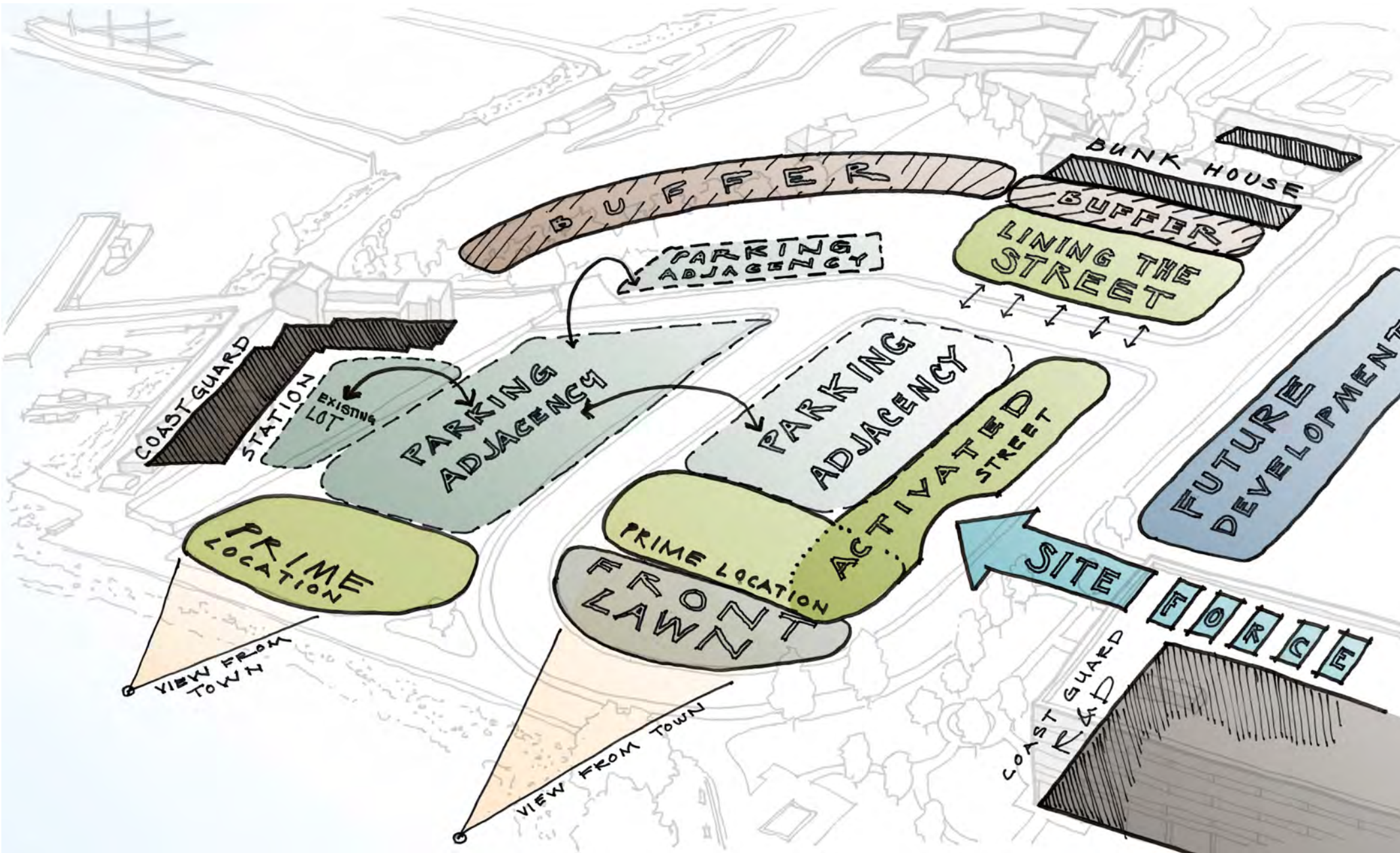
The influence of site topography and existing building heights





# SITE SPECIFIC

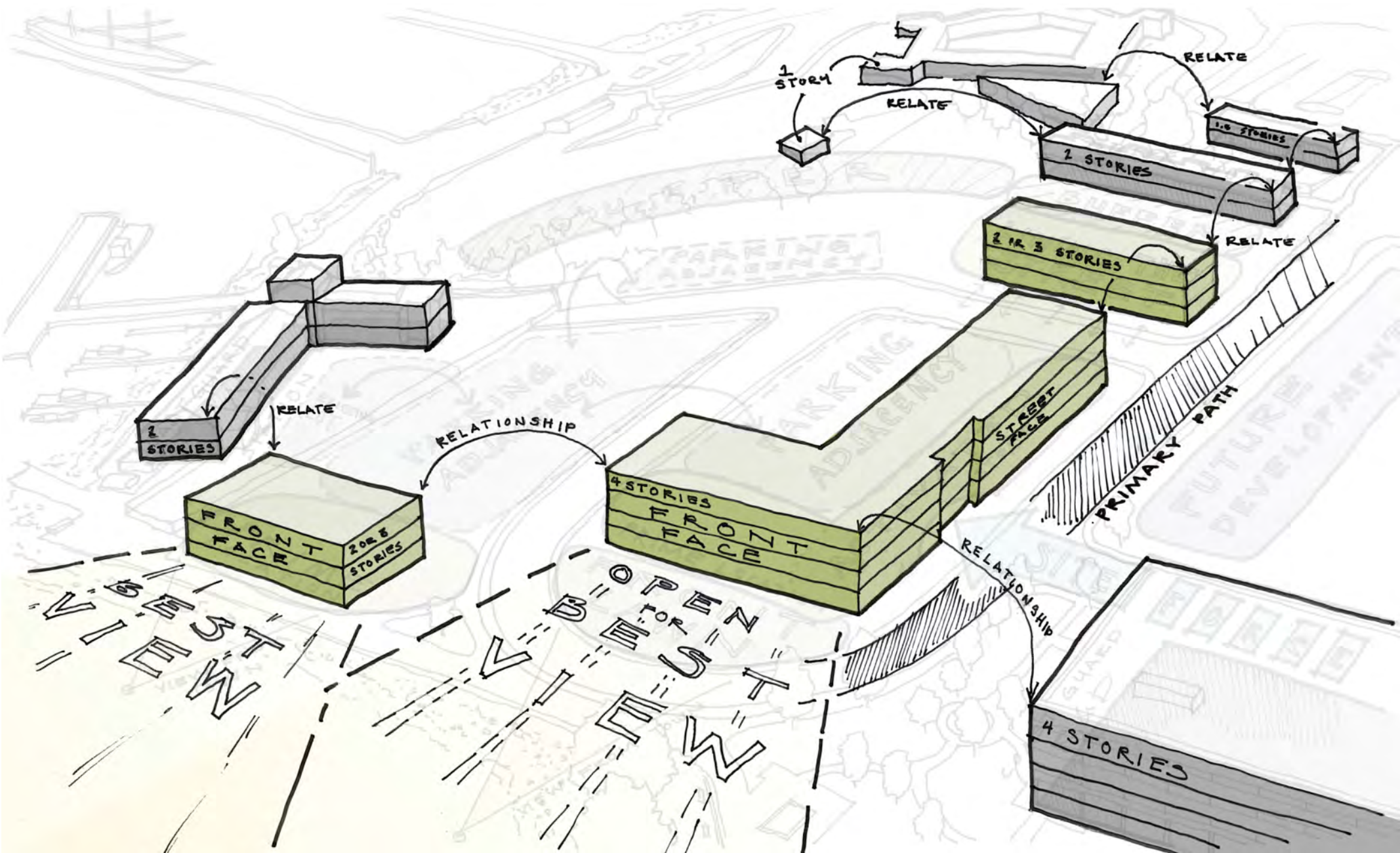
Parking is grouped and shielded from view





# SITE SPECIFIC

The third mass relates to both the Bunk House and the proposed primary building





# SITE SPECIFIC

The Chapters of New London

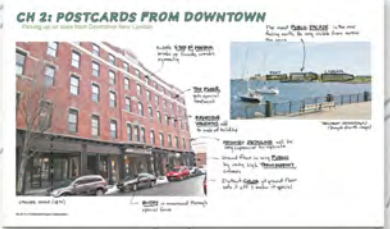


CHAPTER 1  
COLONIAL  
INFLUENCES  
OF FORT  
& BUNK HOUSE  
ARCHITECTURE



CHAPTER 3  
REGIONAL  
INFLUENCES OF  
COASTAL CONSTRUCTION

CHAPTER 2  
CONTEMPORARY  
INFLUENCES OF  
NEW LONDON





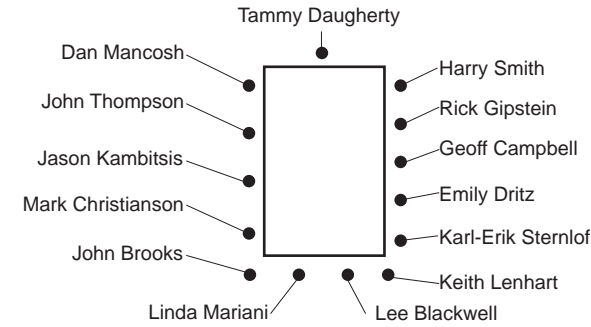
# *SITE SPECIFIC*





# WHAT WE HEARD

## COMMENTS FROM APRIL 29, 2015 DESIGN REVIEW WITH RCDA BOARD



## ARCHITECTURE

- Agree with GENERAL APPROACH.
- Refer to local HISTORIC PRECEDENTS :
  - (1) Crocker House - brick structure originally had mansard roof
  - (2) Washington Street Coffee House - large industrial windows
  - (3) New London schools - brick structure with gabled roof
- Incorporate AUTHENTIC MATERIALS and APPROPRIATE BRICK DETAILS.
- Continue to further the design of the POSTCARD VIEW of the apartment building, including turning the corner.
- Develop the architectural design from the STREET LEVEL and the PEDESTRIAN experience.
- Looking forward to seeing how the TOWNHOME design advances.
- Consider GEOTHERMAL OR SOLAR to offset expensive electric costs.

## SITE

- Consider alternative locations for the SWIMMING POOL
- Incorporate LANDSCAPE BUFFERS at the parking lots
- Consider SITE LIGHTING to improve sidewalk safety and comfort

## PROCESS

- Important to show the EVOLUTION OF THE DESIGN.
- The design can be PUBLICLY ACCESSED for review.
- SCHEMATIC DESIGN REVIEW should occur before applying to Planning and Zoning.
- DESIGN DEVELOPMENT REVIEW should occur after SD approval.
- CONSTRUCTION DOCUMENT REVIEW should occur after DD approval.



(1) Crocker House with original Mansard Roof

Image Source: <http://www.cthistoryonline.org/cdm/singleitem/collection/cho/id/12659>



(2) Large industrial windows near Washington Street Coffee

Image Source: Google maps street view



(3a) Brick structure with gabled roof - OIC of New London County, 106 Truman St

Image Source: Google maps street view



(3b) Brick structure with gabled roof - Regional Multicultural Magnet School 1 Bulkeley Pl

Image Source: Google maps street view



# THE NEXT GENERATION

## PHASED DEVELOPMENT OPTION WITH 104-UNITS IN PHASE ONE

### Phase I Program

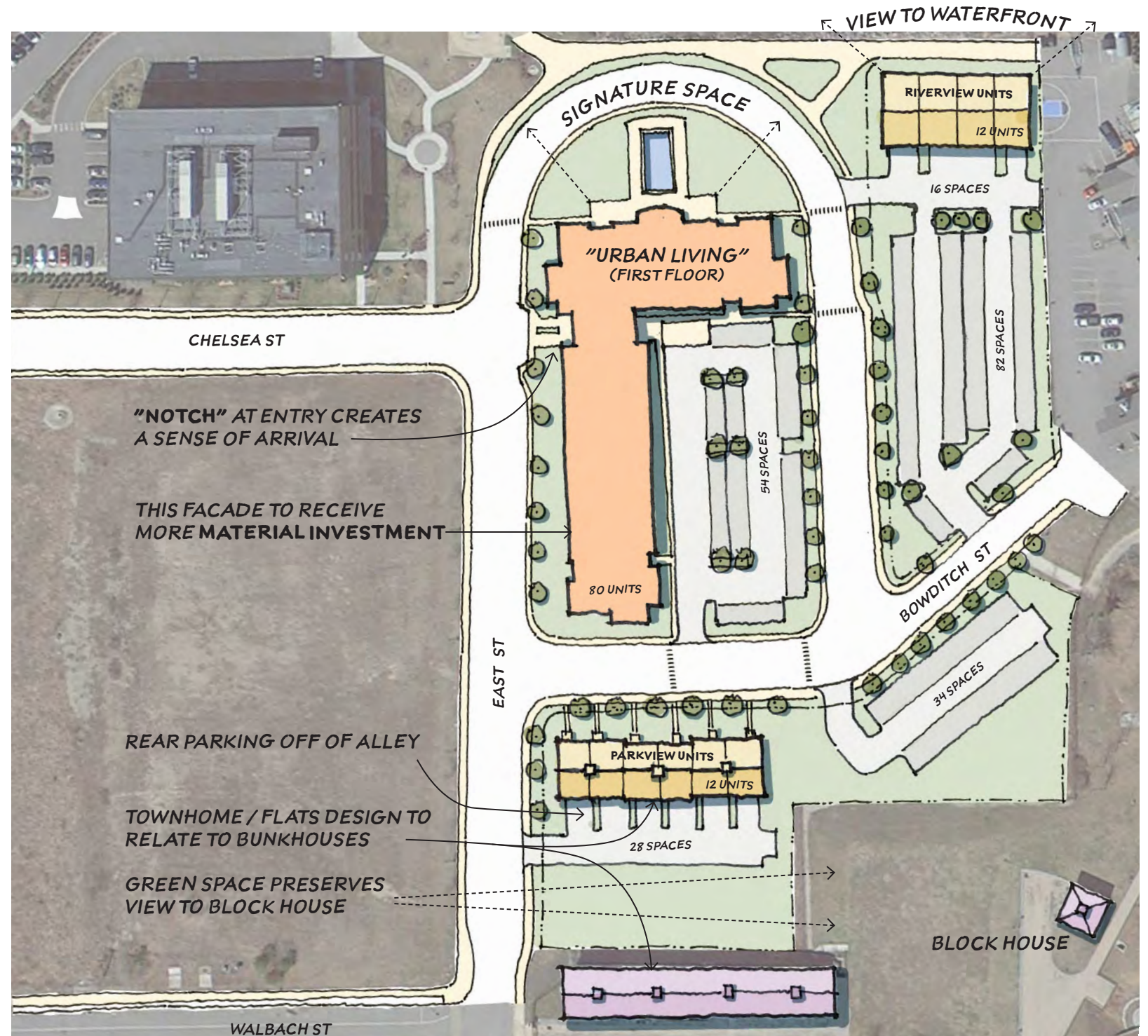
|                |   |
|----------------|---|
| <b>TYPE</b>    | (1) 80-Unit Apartment Building<br>(12) 25' x 50' Riverview Units<br>(12) 25' x 40' Parkside Units   |
| <b>UNITS</b>   | 80 Units (Apartments)<br>24 Units (Stacked Flats)<br>104 Total Units  |
| <b>PARKING</b> | Resident Parking<br>42 One Bedroom Units<br>42 x 1.5 spaces per unit = 63 spaces<br><br>62 Two Bedroom Units<br>62 x 2.0 spaces per unit = 124 spaces<br><br><b>187 spaces required (Residents)</b><br><br>Visitor Parking<br>1.0 spaces per 4 units<br>104 units / 4 = 26 spaces required<br><br><b>213 spaces required / 214 provided</b> |

### LEGEND

- Apartment Building
- Townhomes
- Existing Buildings
- Open Space

Scale 1" = 100'-0"

0' 25' 50' 100' 200'

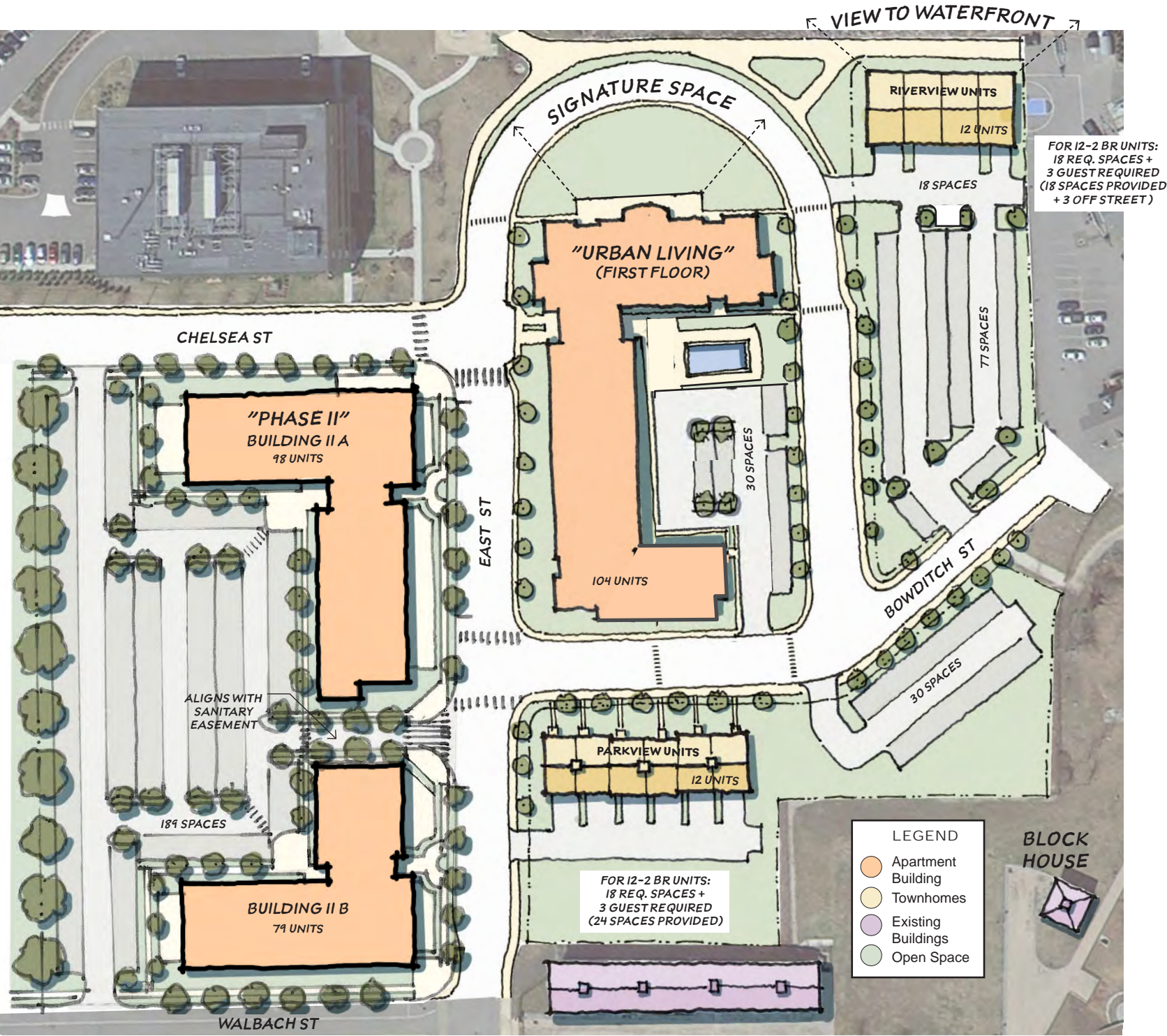




# GENERATING ALTERNATIVES

## PHASED DEVELOPMENT OPTION WITH PHASE TWO APARTMENTS

|                | Phase I Program:  | Phase II Program:   |
|----------------|---|---|
| <b>TYPE</b>    | (1) 104-Unit Apt Bldg<br>(12) 25' x 50' Riverview Units<br>(12) 25' x 40' Parkside Units  | (2) Multi-Unit Apt Bldgs<br>(98) Building II A units<br>(79) Building II B units  |
| <b>UNITS</b>   | 104 Units (Apartments)<br>24 Units (Stacked Flats)<br><br>128 Total Units   | 177 Total Units (Apartments)<br><br>177 Total Units   |
| <b>PARKING</b> | <b>Apartment Resident Parking:</b><br><br>104 spaces req'd (Residents)<br>26 spaces req'd (Visitors)<br><br><b>130 spaces required</b><br><b>137 Total spaces provided</b><br><br><b>Riverview Resident Parking:</b><br>18 spaces req'd (Residents)<br>3 guest (Visitors)<br><br><b>21 spaces required</b><br><b>21 spaces provided</b><br><br><b>Parkview Resident Parking:</b><br>18 spaces req'd (Residents)<br>3 guest (Visitors)<br><br><b>21 spaces required</b><br><b>24 total spaces provided</b> | <b>Apartment Resident Parking:</b><br><br>189 sp req'd (Residents)<br>45 spaces req'd (Visitors)<br><br><b>234 parking spaces req'd</b><br><b>245 spaces provided</b> |

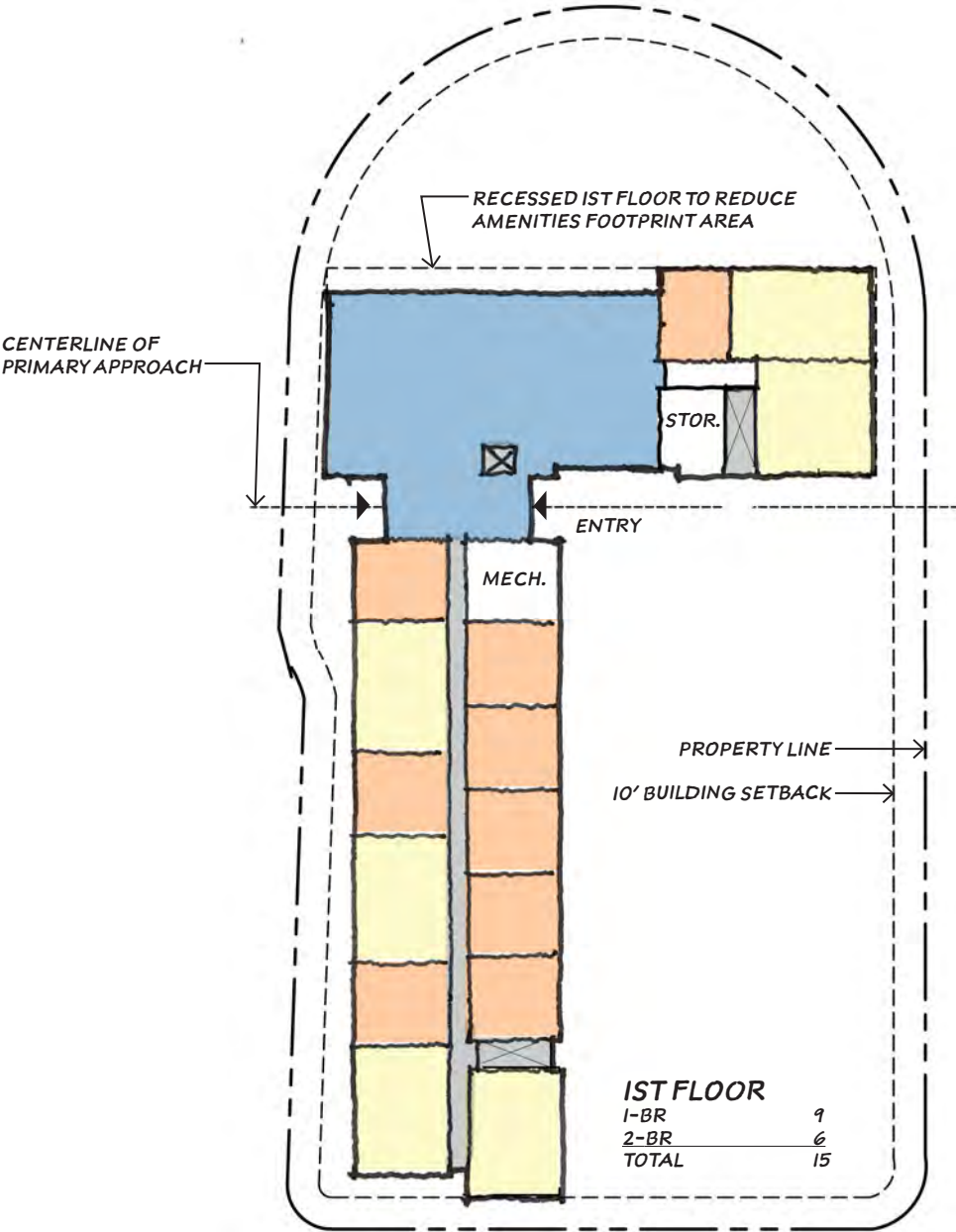


Scale 1" = 100'-0"  
0' 25' 50' 100' 200'





# UNIT MIX

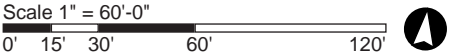
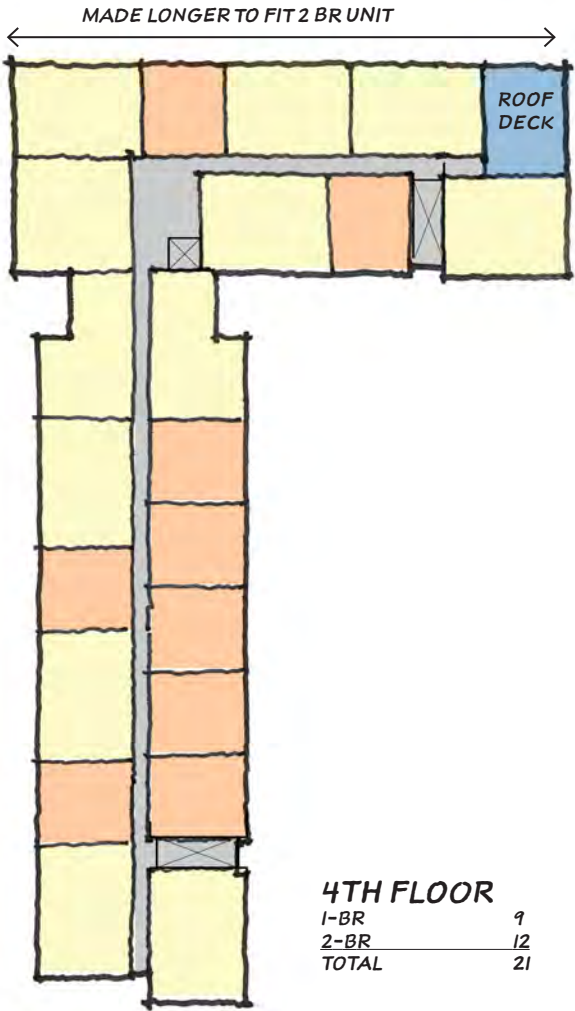
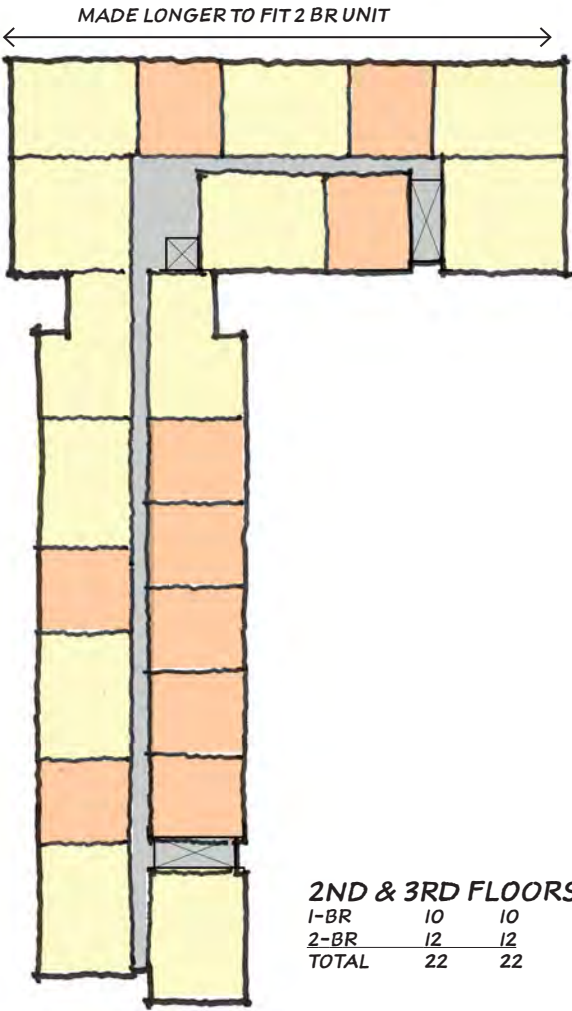


**CONVERSION FACTOR**  
(3) 1-BR = (2) 2-BR

**TYPICAL UNIT SIZES**  
2-BR 1215 SF 30' X 40'  
1-BR 750 SF 30' X 25'

| TOTAL          |      |       |
|----------------|------|-------|
| 38             | 1-BR | (48%) |
| 42             | 2-BR | (52%) |
| 80 UNITS TOTAL |      |       |

- LEGEND**
- TENANT AMENITIES
  - CIRCULATION
  - 2-BR UNIT
  - 1-BR UNIT





# AROUND TOWN

## MANSARD

- Breaks down scale & creates a stately roofline
- Adds height and bearing/roof complexity



CROCKER HOUSE, NEW LONDON, CONN.

## CROCKER HOUSE

Image Source: <http://newlondonlandmarks.org/NLLguidebook/images/crocker.jpg>

## THE CORNER

- Cube form/ proportions read as a strong anchor volume
- Large overhangs accentuate corner
- Evenly spaced windows create strong composition



## OIC OF NEW LONDON COUNTY

Image Source: Google maps street view

## INDUSTRIAL STOREFRONT

- Allows existing facade to maintain its simplicity & detailing while allowing for contemporary reuse



## WASHINGTON STREET COFFEE

Image Source: Google maps street view

## SYMMETRY

- symmetry within volumes creates better composition, allows everything to hang together



## MAGNET SCHOOL

Image Source: Google maps street view



# CLADDING AND COVERINGS

## CHAPTER 1

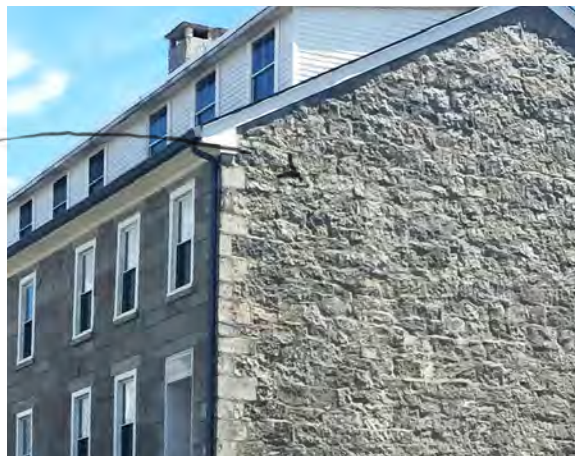
Used at  
top floor  
of L-Building  
and at  
Parkside  
(could also  
be horizontal  
siding)



BUNKHOUSE\_FIBER CEMENT SIDING

the top  
the base

Modern  
interpretation  
needs to not  
copy, but  
relate



BUNKHOUSE\_GRANITE SIDING

## CHAPTER 2

Brick  
patterns are  
designed to  
relate, but  
also can't  
hit the same  
level of  
intricacy



BRICK\_COLOR AND PATTERNING

the postcard view

Steel structure  
will need to  
be limited  
in scope



CROCKER HOUSE\_FIRST FLOOR COLONNADE

## CHAPTER 3

Planar,  
more  
modern  
aesthetic



CORRUGATED METAL SIDING

the waterside/east

Metal panel  
is available  
in many  
scales and  
designs  
to provide  
varied  
design

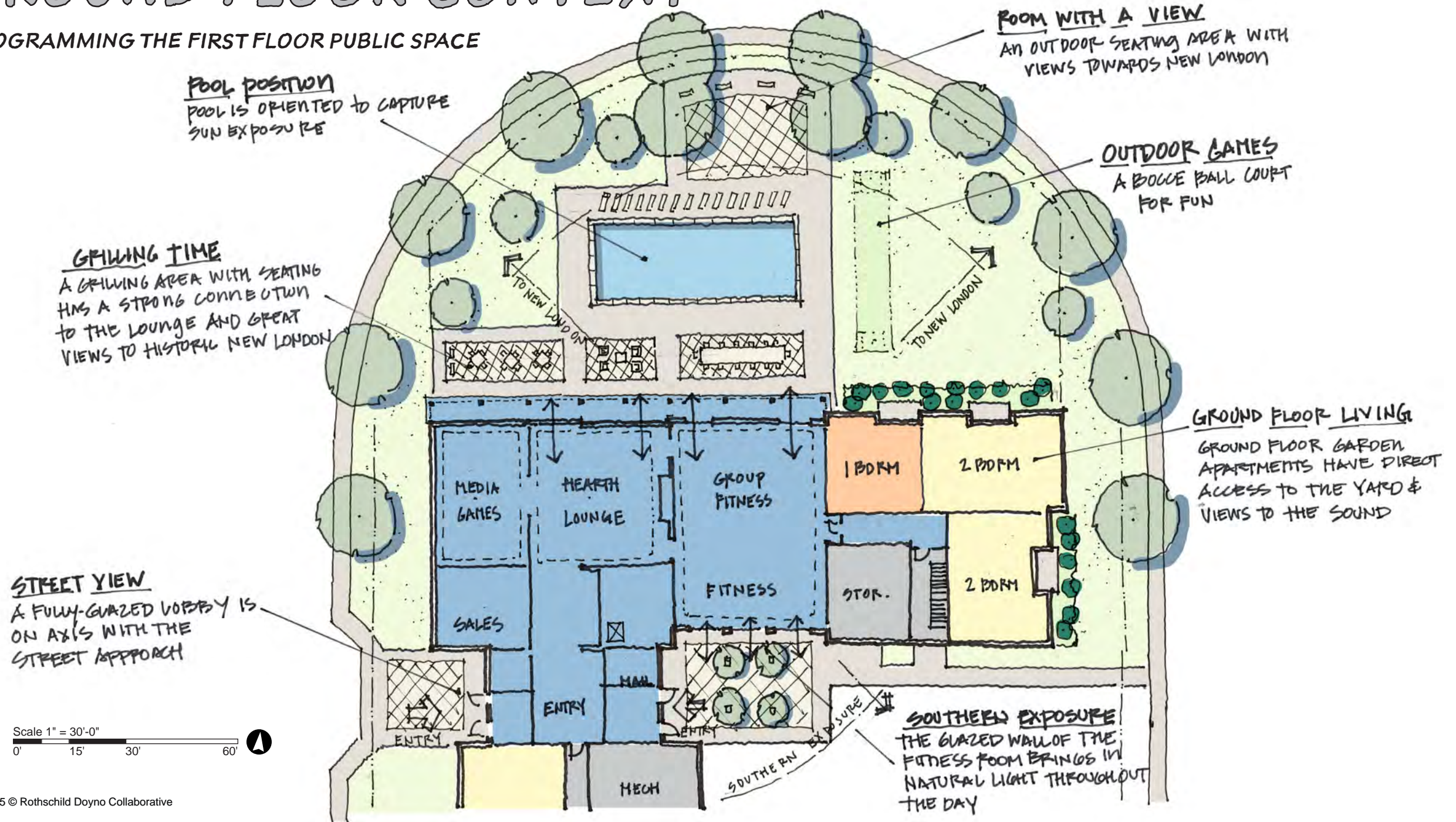


METAL SIDING\_WIDE PROFILE



# GROUND FLOOR CONTEXT

## PROGRAMMING THE FIRST FLOOR PUBLIC SPACE





# THE POSTCARD VIEW





# LONG STORY SHORT

RECONCILING SITE FORCES THROUGH THE LONGEST ELEVATION

Simpler Masses: Relates to the fort with stone/granite base, more repetition in masses, vertical penetrations

To the South



TURNING THE CORNER  
Matches postcard corner

SPECIAL ENTRY  
Allows for the industrial feel to peek through and announce entry

THE "DRUMBEAT"  
Simple elevation composition ties the building together



MEET THE FORT  
South end marries other aesthetics

INDUSTRIAL FEEL  
Flatter, more contemporary materials relates to riverfront while also allowing more investment in other elevations. Balconies are projected

parking entry similar to front



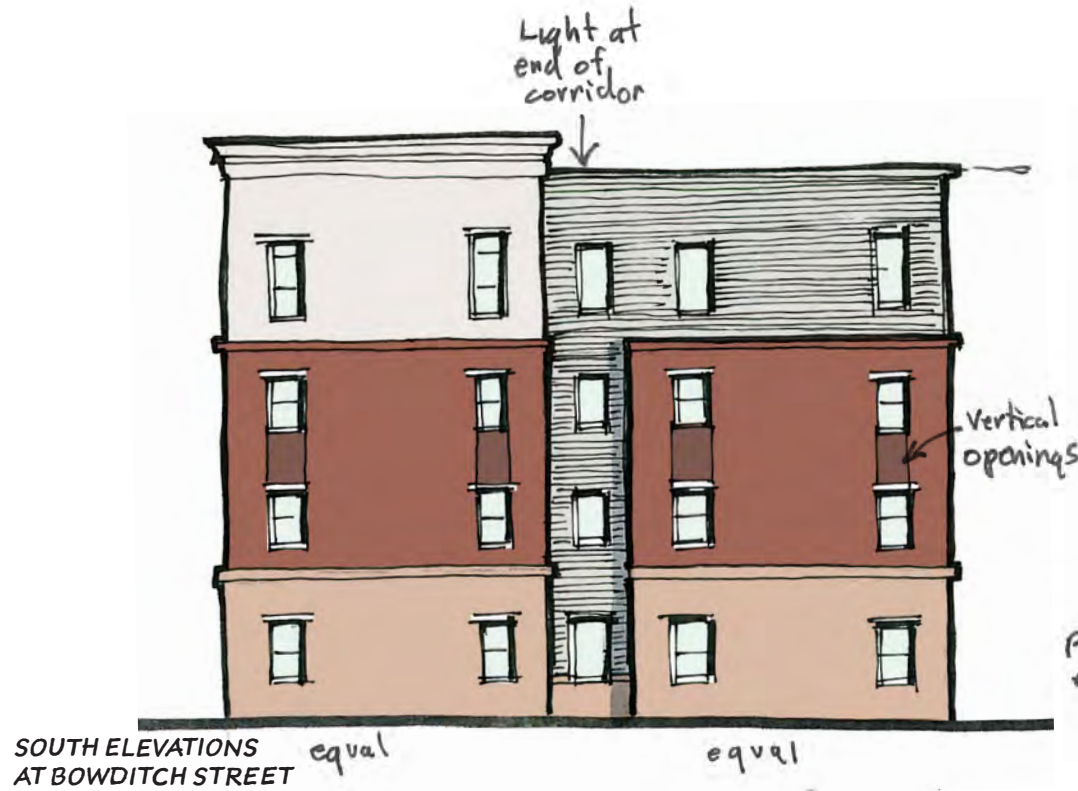
DOWN TO THE RIVER  
Scale comes down at riverfront

Scale 1/32" = 1'-0"  
0' 16' 32'



# LOOKOUT FROM THE FORT

## SOUTH ELEVATIONS

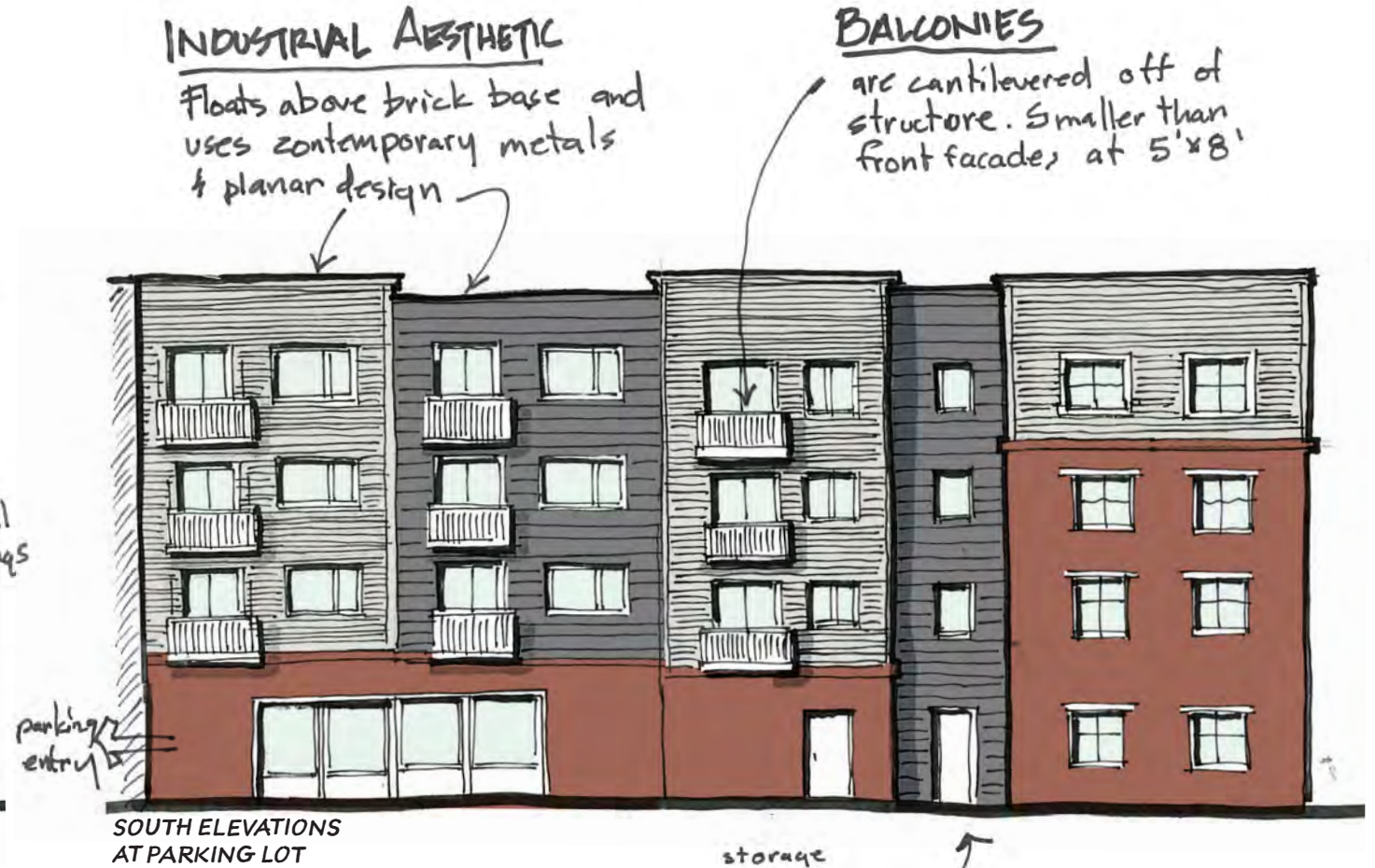


### EAST ST ELEVATION

Top is fibercement

### PARKING ELEVATION

Top is corrugated metal



### FITNESS AREA

Lots of light allows for southern exposure and visibility through building

### STAIR TOWER

Does not announce itself as an entry

Scale 1/16" = 1'-0"

0' 8' 16' 32'



# RIVERVIEW APARTMENTS

PRIME UNITS WITH VIEWS OF DOWNTOWN

## PRIME PORCH PANORAMAS:

Roofed porches provide weather protected areas to overlook the city

## SCALING DOWN:

Four story apartment building steps down to the scale of the townhomes



WATER SIDE ELEVATION  
SCALE = 1/16" = 1' - 0"

0' 8' 16' 32'

## LAWN ENTRY

Allows for direct grade access for ground floor units

← (Actual space is →  
twice as large)



POST CARD VIEW ELEVATION

## PICKING UP PATTERNS

Townhomes use the same basic patterns of the Postcard elevation, but with a new porch type on top of them.



# BUNKHOUSE v.2015.0



FACING BUNKHOUSE ELEVATION



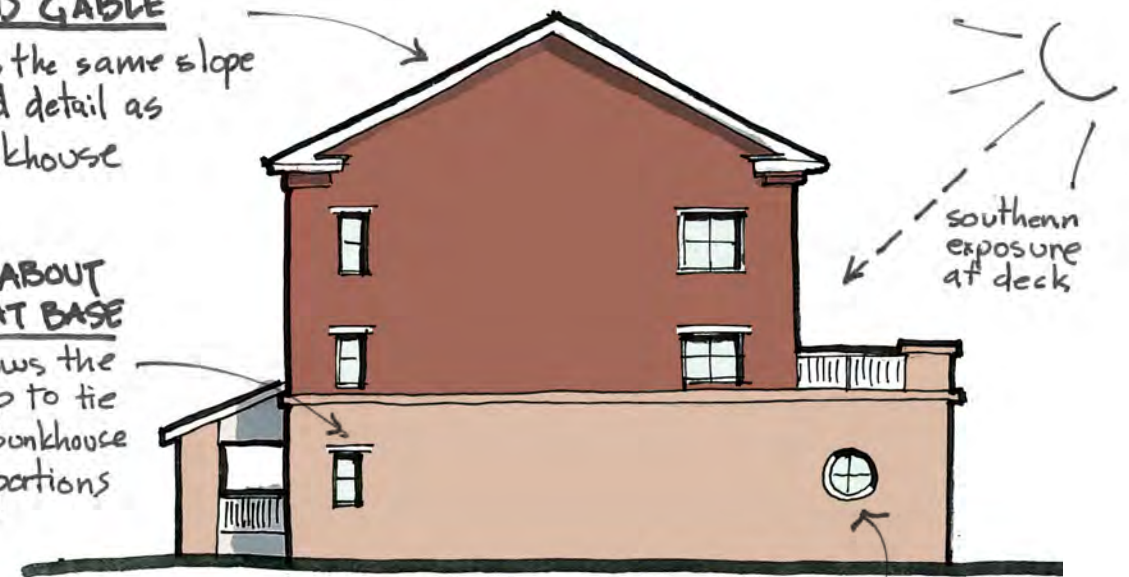
END GABLE

## END GABLE

Has the same slope and detail as bunkhouse

## ALL ABOUT THAT BASE

Allows the top to tie to bunkhouse proportions



PARKSIDE SIDE ELEVATION

porthole window to match bunkhouse

## WINDOW PATTERNS

Create localized symmetry comparable to bunkhouse



PARKSIDE FRONT ELEVATION

Scale 1/16" = 1'-0"

ENTRY PORCH draws off of visitor center language

BUILDING PROPORTION relates strongly to bunkhouse